

Killington Gateway II  
BOD Meeting Minutes  
1-8-2024

*I want to start with giving a big shout out to all who attended the Board meeting. It was the largest group attendance in some time. We have some big issues ahead of us and owner engagement is important.*

*We tried at the last minute to set up a Zoom meeting as the format was suggested by someone at the annual meeting. Unfortunately, it was a free meeting which allowed only 1 hour - ( I watched the timer count down ). While Pavel was able to reconnect us to the Zoom, we lost some who were participating. This will get rectified by the April meeting. My apologies to those who were waiting until the end to ask their questions. Please email us with any questions you find are not answered in these minutes.*

### **In Attendance:**

Kathryn Gregory	Loon Bauer
Ryan Waltzer	Steve Vitiello
Smith Donelon	Andrew Pope
Dawn Murray	Gareth Embley

### **Board Members:**

Lois Tupay	President
Michael Blasi	Vice president
Joan Lamarca	Secretary
Pavel Santos	Vice President
John Lydon	Treasurer

### **Property Manager:**

Michael Coppinger MJC Management Services

Meeting started 6:30 pm

Lois noted that Christine Morrison our accountant could not attend as she is struggling with Covid. She then began with an update of the Fire Marshall Project.

The architect continues to work on plans for a balcony. They have engaged a structural engineer. We are awaiting the results. While we have invested a substantial amount of money on this, it is needed in order to hire a contractor for this type of job.

At this point we have one quote for a sprinkler system. We continue to try to get a second quote. This has proved to be a challenge as most companies are not local and have expressed no interest in taking on the job. Mike C. interjected that wanting it done in 2024 might be problematic for a local company he spoke with recently. It was questioned as to if the fire marshal would be satisfied with it not being done until 2025. Lois said even if we went with the one quote we have, the job would not be completed in 2024. This had been relayed to the fire marshal who indicated that a signed contract for the work would be sufficient. Mike C. will go ahead and talk to the local company again with a 2025 date in mind and see if that helps. Someone asked about how often the sprinkler system needed to be inspected. John suggested it was once yearly. This will be confirmed as we work to make a decision. Lois stated that JR Sprinkler would be happy to have a conference call so that all questions could be answered.

We are meeting this week with a local civil engineering company to walk the property and discuss the fire road option and what such a job would entail. They will let us know if it is feasible or not.

Once the board has sufficient information, the decision can be made on how to proceed. Lois asked if given the large amount of money we have spent to this point if we should continue. The BOD agreed as we need all the info in order to make an informed decision.

John talked about his effort to get a loan. Interest rates appear to be coming down. He is in conversation with the bank as well as our accountant. The board is looking at whether a special assessment to each owner or a loan for the project is the better option.

### **Projects completed:**

Lois listed the projects completed since the last meeting which include:

fire place cleaning

new basement heater

roof repair and insulation over unit 23

### **Property Management Report:**

Mike explained what was done as far as the recent roof repair and what still needs to be done (and what appears to be causing the problem) on the roof over unit 21.

He expressed his frustration with how Keyser dealt with the fireplace cleaning as our previous vendor automatically replaced the thermos couplers when doing the 2-year clean

and charged to owners accordingly at a small cost. This was done because that company felt that thermal couplers were the cause of problems they would inevitably be called to fix during the winter. Shortly after Keyser cleaned the fireplaces some owners (6 known to date) had problems that resulted in the replacement of the thermal coupler at a cost of several hundred dollars to owners. As the Keyser contract is up in March, Lois will send a copy to Mike so that he can address this issue when renegotiating the contract.

Mike stated that the annual fire panel test was completed. We passed. All fire extinguishers were checked and are in compliance. He will be soon entering units to replace the batteries in all smoke detectors. This is done annually and paid for by the HOA. He will notify owners when he does this.

The TV in the game room appears to no longer be working and in need of replacement. The BOD agreed to go ahead with this as it is a small expense.

Deck Maintenance on 8 units was completed. This included staining of the railings and inside walls. This work will continue again next summer. We will notify owners whose decks will be addressed.

Replacement of the retaining wall, patio and front walkway was discussed. Mike suggested the possibility we excavate the area behind the retaining wall and the work to pull it back into position. This could resolve the issue and eliminate the need for replacement or the wall would break in the process. Joan suggested we put the work on hold until we decide about the fire road, which would go through there. She stated that the walkway could certainly be done. John stated that we get a better price combining the 2 jobs. Joan suggested that the walkway is such a small job that there might very well be someone that could do it with little effort, removing the cement, framing it and pouring new cement.

### **Owner Input/questions:**

Someone asked for something in writing that refers to what the fire marshal is asking from us. They questioned the fire code and requirements being placed on us. John will send links to the part of the code that is pertinent as it is some 40 pages long. **NOTE:** The links are included below

<https://firesafety.vermont.gov/pubed/media/fire-sprinklers>

<https://www.nfpa.org/for-professionals/codes-and-standards?!=612>

Pavel asked for confirmation that once we choose our option they won't come back at us. Lois explained that in talking with the fire marshal he said that whatever we chose, once

approved the case is closed. The one caveat is that if they find a problem with our choice, they can then ask for a sprinkler system. Joan then tried to clarify. If they find the road is not being maintained adequately, they can require something else. If they find the balconies are not being kept clear of snow, they can require something more from us. Lois stated that we would be given a warning or 2 before any further action would be required. Joan pointed out that we need to look at the maintenance required for all of the options we are looking at and consider that in the costs.

Gareth asked about the tennis court vote. Joan clarified that it was a survey to get opinions as to usage and the possibility of a special assessment to cover the cost as it is not in our budget. The cost may be split with building #1, but we would probably have to pay out up front and then collect from them. It was not a vote. Tennis court repair is a decision of the BOD. She explained further that the owners opinions were evenly split, with some who were not in favor suggesting that in the future, they would be in favor. Some cited the upcoming cost of the fire marshal project as a priority. Some owners felt it was an important asset to maintain whether they use it or not. No decision has been made. John is looking to get an updated quote, which probably won't happen until spring because of the snow. **NOTE:** Building #1 has stated that they are not interested in repairing the tennis court at this time. They too are dealing with the same fire marshall situation we are.

Joan suggested the Zoom meeting went well, except that it ended after 1 hour. While Pavel was able to reconnect us quickly we did lose some owners. This will be rectified moving forward. It was a good trial. It seemed to bring more owners to the meeting.

Meeting ended 7:45 pm

**Addendum:** Recent discussions with Keyser around bills owners have received that seemed to be overpriced have resulted in corrections. 2 owners were able to resolve these issues to their satisfaction. It should be known that the service charge is \$80 per hour and any thermal coupler replaced is less than \$100. If you have had service in the past several months and feel you were overcharged you should contact Todd at Keyser and get it corrected.